

VIRGINIA HOUSING COMMISSION WORK GROUPS 2012 REFERRED LEGISLATION AND REQUESTED STUDIES

Affordability, Real Estate Law, and Mortgages

Bill No.	Patron	Description
HB 566	Del. D. Marshall	Rental Inspections; City of Fairfax to identify which residential dwelling units meet requirements
HB 724	Del. D. Yancey	False advertising; liability of real estate brokers and salespersons; exemption

Study	Description
Hotel/Motel Extended Stay	Occupancy in a hotel/motel let continuously to one occupant for more than 30 days not included in the definition of “dwelling unit.” SB 35 (Locke; 2012)
Licensing Title Agents	Licensure requirement for title examiners and title settlement agents

Common Interest Communities

Bill No.	Patron	Description
HB 668	Del. S. Surovell	Condominium and Property Owners’ Association Acts; posting of documents on association website
HB 979	Del. J.M. Scott	Virginia Property Owners’ Association Act; adoption and enforcement of rules
HB 1213	Del. J.M. Scott	Virginia Condominium Act; removes cap on charges that unit owners’ association may assess
HB 377	Del. B. Pogge	Condominium Act; sale at auction

Study	Description
POA and CA Revisions	Align provisions of the Property Owners’ Association Act and the Condominium Act
Time-Share Issue	Authority of time-share owners’ associations
Time-Share Act Rewrite	Review portions of HB 233 (Cosgrove; 2012) not included in the final bill text

Housing and Environmental Standards

Bill No.	Patron	Description
HB 942	Del. L.S. Lingamfelter	Alternative onsite sewage system; locality cannot require owner to enter into performance agreement
HB 1071	Del. T.D. Hugo	Alternative onsite sewage system; owner exempt from requirements for operation and maintenance
HB 1292	Del. L. Spruill	Statewide Fire Prevention Code; grandfathering certain kitchens
SB 102	Sen. J. Edwards	Water and waste authorities; liens

Neighborhood Transitions and Residential Land Use

Bill No.	Patron	Description
HB 731	Del. L.M. Dudenhefer	Performance guarantees; street construction

Study	Description
Appraisals	Assessments with environmentally sound construction

Continuing Care Retirement Communities Sub-Work Group

Bill No.	Patron	Description
SJ 49	Sen. G. Barker	Retirement Communities; continuing care

Cash Proffers

Study	Patron	Description
Proffers and their relationship to localities	Sen. Watkins* requested at VHC meeting on 4/25/12	How much has each locality collected; have the localities spent the amount collected on the proffered conditions?